

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

July 28, 2016

**THE DOCUMENT WAS PREPARED
IN AGENDA ORDER AS PUBLISHED
AND NOT IN THE ORDER IN WHICH
THE ITEMS WERE HEARD**

**PREPARED IN THE OFFICE OF
PAULA S. O'NEIL, CLERK & COMPTROLLER**

1:30 PM

**West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, FL 34654**

Development Review Committee

Michele L. Baker, County Administrator
Heather R. Grimes, Assistant County
Administrator (Internal Services)
Cathy Pearson, Assistant County Administrator
(Public Services)
Flip B. Mellinger, Assistant County
Administrator (Utilities Services)
John Walsh, CEcD, V.P., Pasco Economic
Development Council
Chris Williams, District School Board of Pasco
County

Legal Counsel

David Goldstein, Chief Assistant County
Attorney

Advisory Staff

Kristen M. Hughes, Planning and Development
Administrator
Margaret W. Smith, P.E, Engineering Services
Director/County Engineer
Joaquin Servia, Development Review Manager
Denise Hernandez, Customer Service Manager

CALL TO ORDER

Called to order at 1:31 p.m.

ROLL CALL

All members were present.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

Citizens are given an opportunity to comment on any proposition coming before the Development Review Committee during Public Comment. The Development Review Committee also takes public comment on items to be placed on a future Development Review Committee agenda or under their purview. Public Comment for Public hearing items is taken during those individual public hearings at 1:30 PM or as soon thereafter as the item can be heard.

None.

CONSENT

None.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 DEVELOPMENT AGREEMENT - Florida Investment Houses, Inc. - Rezoning Petition No. 7195 - Development Review Committee as the Local Planning Agency - West Central Pasco County - On the West Side of Wild Cat Lane Approximately 750 Feet North of Fawn Drive - Section 7, Township 25 South, Range 17 East - Containing 2.19 Acres, M.O.L. Memorandum PDD16-1469
Recommendation: Approve

Approved Staff's Recommendation.

- P2 MPUD REZONING REQUEST (REGULAR) – WSC-L Lakeside Investors V, LLC - Lakeside MPUD – Rezoning Request From PUD to MPUD to Allow For Flexibility of Product Types/Standards - Located on the South Side of Hudson Avenue, Approximately One-Quarter Mile West of Hays Road in Sections 34 and 35, Township 24 South, Range 17 East - No Funding Required
Memorandum PDD16-7200

Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P3 MPUD REQUEST (Regular) – Morsani MPUD Master Planned Unit Development – Carol D. Morsani – Request for a Rezoning to MPUD to allow 320 Single Family Detached Units – Southwest of US 41 and SR 54, Southwest of Henley and Leonard Roads – No Funding Required
Memorandum PDD16-278
Recommendation: Approval with conditions

Approved Staff's Recommendation including the noted changes as presented by Staff; Mr. Williams voted nay and Ms. Pearson was absent from the vote.

- P4 PROPOSED ORDINANCE- DRC as LPA - Proposed Ordinance Imposing an Extension, Until December 31, 2016, to the Temporary Moratorium on the Cultivation, Processing, or Dispensing of Cannabis, Including Low-THC Cannabis – No Funding Required
Memorandum PDD16-1372
Recommendation: Approve

Approved Staff's Recommendation; Ms. Pearson was absent from the vote.

- P5 Alternative Standard Request — Adam Smith Enterprises, Inc. - Relief From Cross Access/Frontage/Reverse-Frontage Roads Requirement (LDC Section 901.3.M) - Located on the southwest corner of the intersection of Trinity Blvd. and S.R. 54. No Funding Required
Memorandum PDD16-1554
Recommendation: Denial

The item was withdrawn.

- P6 Transportation Corridor Management Variance request - Adam Smith Enterprises, Inc. - Request to be exempted from ROW preservation and dedication requirements on both sides of Trinity Blvd. - No funding required
Memorandum PDD16-1550
Recommendation: Approval

The item was withdrawn.

ADDENDUMS

A-P1 Alternative Standard Request - Adam Smith Enterprises Inc. - Relief from cross access/frontage/reverse-frontage roads requirements (LDC Section 901.3.M) - located on the southwest corner of the intersection of Trinity Blvd., and S.R. 54 - No Funding Required. Memorandum PDD16-1554 Commission District 3 - Recommendation: Item withdrawn from the Agenda.

Approved Staff's Recommendation.

A-P2 Transportation Corridor Management Variance Request - Adam Smith Enterprises Inc. - Request to be exempted from ROW preservation and dedication requirements on both sides of Trinity Boulevard - No Funding Required. Memorandum PDD16-1550 Commission District 3 - Recommendation: Item withdrawn from the Agenda.

Approved Staff's Recommendation.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda Items R1 & R2 were noted.

- R1 NOTED ITEM: Commercial Review - MidFlorida Credit Union - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. SML16-034) - Midflorida Credit Union - 23551 State Road 54 - Section 29, Township 26, Range 19.
Memorandum PDD16-1490
Recommendation: Not Applicable
- R2 NOTED ITEM: Commercial Site Review - The Park at Wellington Apartments Preliminary Site Plan/Construction Plan/Stormwater management Plan and Report with Alternative Standards (Project No. LRG16-020) - Housing Trust Group, LLC - West Pasco, 4639 Sunray Drive, approximately 300 feet west of US Highway 19 and approximately 250 feet north of Sunray Drive - Section 30, Township 26, Range 16.
Memorandum PDD16-1477
Recommendation: Not Applicable

ADJOURN

The meeting adjourned at 3:46 p.m.

Prepared By: Tammy Glisson, Records Clerk I